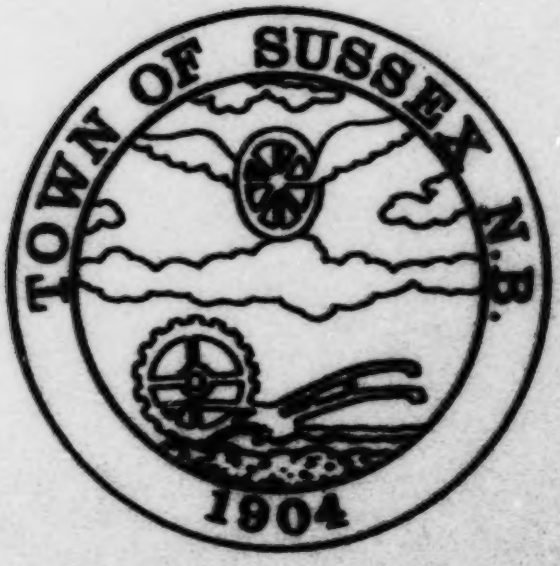
TOWN OF SUSSEX N.B.

VOLUME TWO

MUNICIPAL PLAN



TOWN OF SUSSEX

VOLUME TWO

MUNICIPAL PLAN

Prepared by

Muhammad Arif

October 1982

Hon. Yvon R. Poitras
Minister

H. G. Irwin
Deputy Minister

T. J. Jellinek
Director
Community Planning Branch
Department of Municipal Affairs
Province of New Brunswick

DEPARTMENT OF MUNICIPAL AFFAIRS
P.O. BOX 6000
FREDERICTON, N.B.
E3B 5H1

NEW BRUNSWICK
NOUVEAU-BRUNSWICK

MINISTERE DES AFFAIRES MUNICIPALES
C.P. 6000
FREDERICTON, N.-B.
E3B 5H1

October, 1982.

Town of Sussex,
Box 1057,
22 Maple Avenue,
Sussex, N. B.,
E0E 1P0.

ATTENTION: Mayor Ronald E. Mitchell

Dear Mr. Mayor:

I am pleased to submit the Municipal Plan for the Town.

I wish to express my sincere thanks to Council, and the Town Staff for the co-operation.

Yours very truly,

Muhammad Arif, M.C.I.P.,
Planner,
Community Planning Branch.

MA/kmp

TOWN OF SUSSEX: COUNCIL

Mayor :	Ronald E. Mitchell
Deputy Mayor :	Minnie Maguire
Councillors :	Keith Alward Nigel Armstrong Kenneth Friars Robert Hall Bennett Macaulay Jack Smith
Town Manager :	Michael Cummings
Clerk :	E. G. Perry

G R A P H I C S

Allison Mockler

Eric Horncastle

T Y P I N G

Karen Price

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 DEVELOPMENT CONCEPT

3.0 INDUSTRIAL DEVELOPMENT

4.0 COMMERCIAL DEVELOPMENT

5.0 RESIDENTIAL DEVELOPMENT

6.0 POTASH DEVELOPMENT

7.0 GREEN BELT

8.0 AGRICULTURAL LAND

9.0 COMMUNITY AND INSTITUTIONAL FACILITIES

10.0 TRANSPORTATION

11.0 ENVIRONMENT

12.0 IMPLEMENTATION

LIST OF FIGURES

1. LOCATION MAP

2. STUDY AREA

3. EXISTING LAND USE

4. SCHEDULE "A" (FUTURE LAND USE)

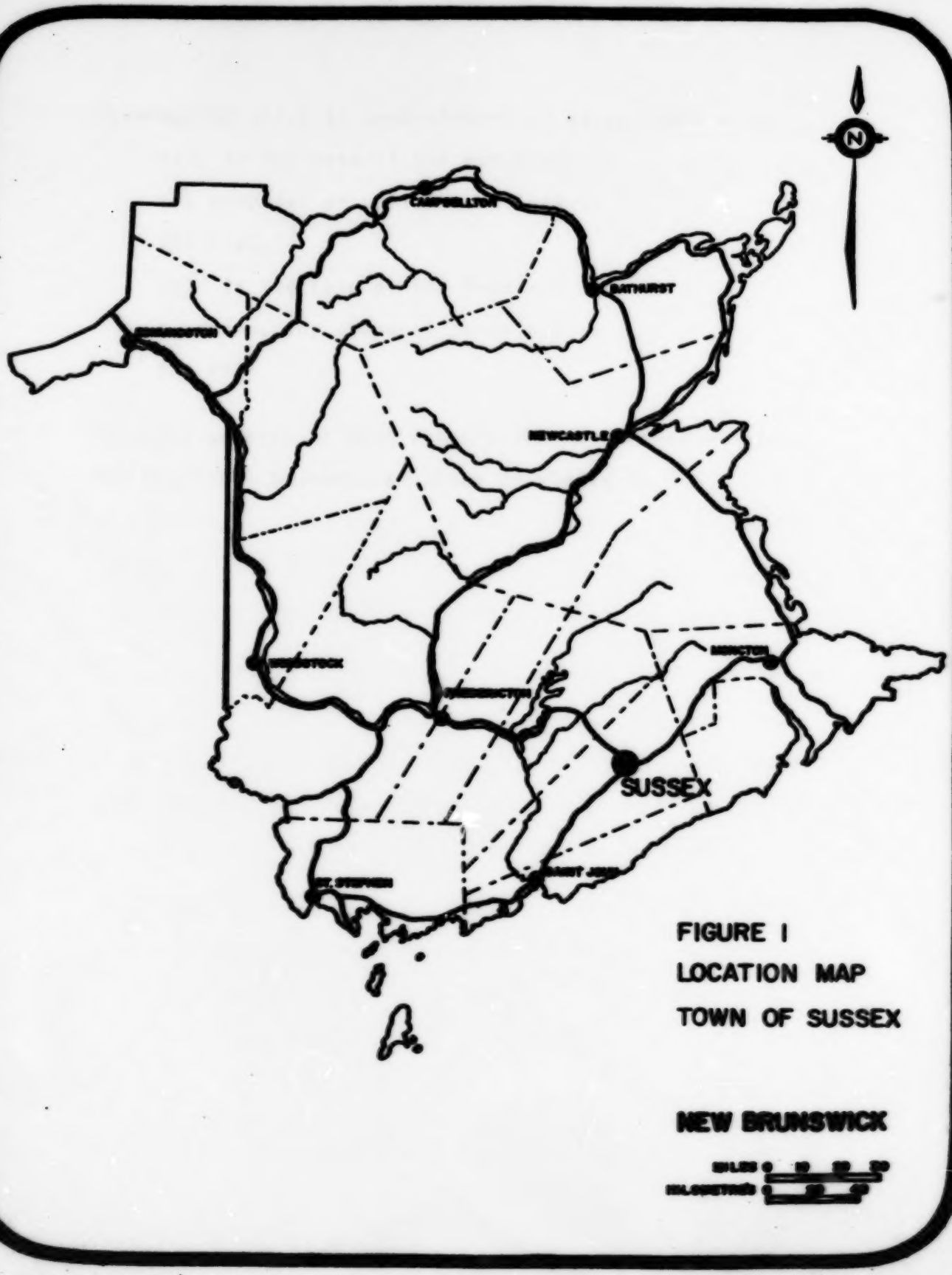


FIGURE I
LOCATION MAP
TOWN OF SUSSEX

NEW BRUNSWICK

1.0 Introduction

1.1 Planning is an attempt to guide the direction of change that can be influenced and to adapt to change that cannot. The process of preparing a Municipal Plan gives the community an opportunity to examine its potentials and constraints, to decide what they wish their community to become in future and finally, to consider how that future can be realized.

1.2 This Municipal Plan Review for the Town of Sussex is prepared under sections 23-27 of the Community Planning Act 1973 of the Province of New Brunswick. The municipality has taken stock of its constraints, potentials, problems and goals in the Background Study (Volume 1) to the Municipal Plan. The economic, social and physical studies (contained in the Background Study) along with the municipality's goals, derived through discussions with Council and through residents' input (socio-economic surveys), form the basis for the policies and proposals outlined in this Municipal Plan.

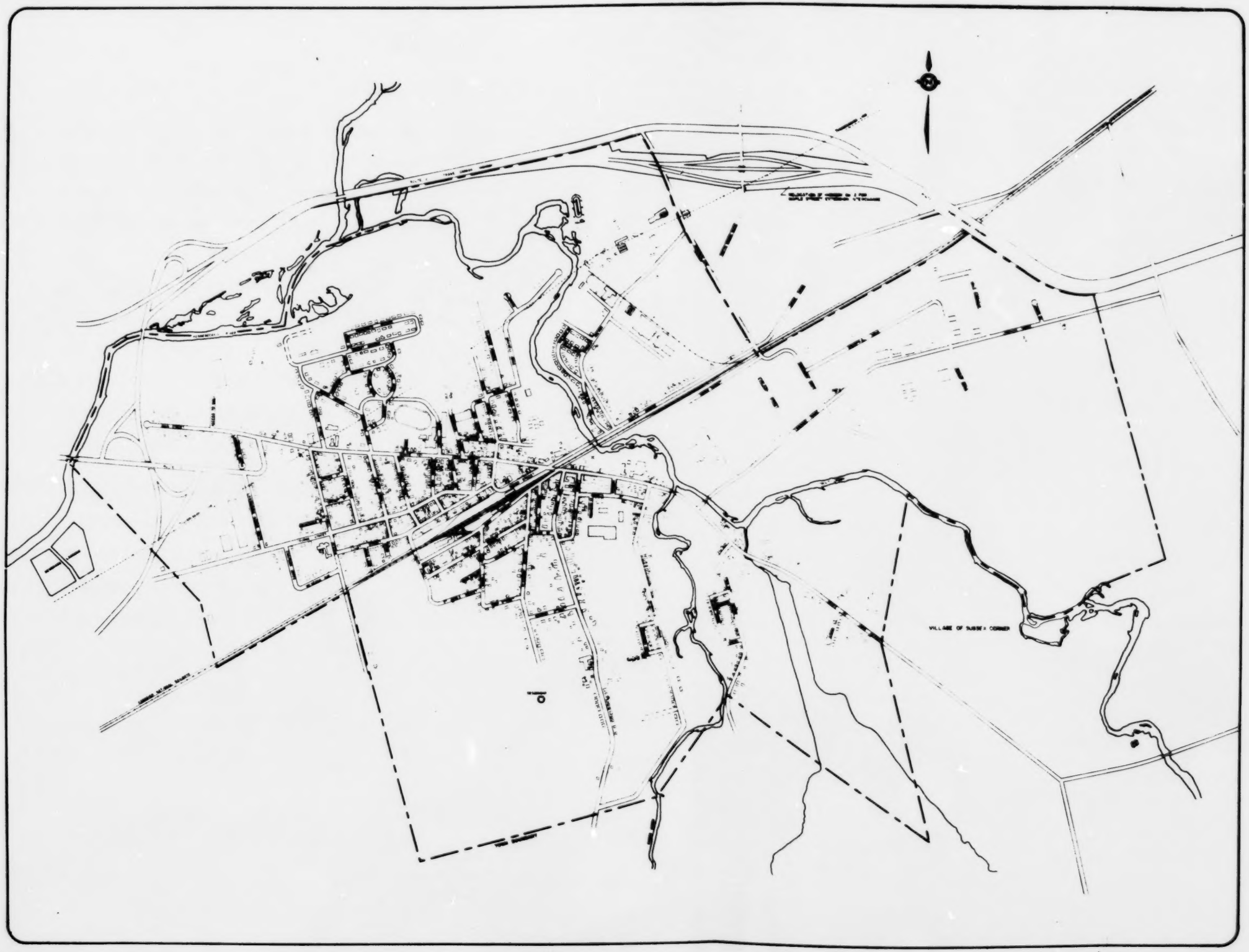
1.3 The Plan, upon adoption, will provide the principles which will be used in the preparation of such Municipal By-laws as Zoning, Subdivision and Building, amongst others. Although the Plan does not commit the municipality or the Province to undertake any of the Plan proposals, it will prevent the undertaking of any

development which is inconsistent or at variance with

(a) in the case of the municipality, any proposal or policy contained in the Plan.

(b) in the case of the Province or a person, any proposal contained in the Plan.

1.4 The area covered by this Plan is that contained within the Municipal Boundary as shown in Figure 2.



Study Area Boundary ——— - ———

FIGURE 2

Town of Sussex

STUDY AREA

SCALE

DATE Feb. 1985

2.0. Development Concept

2.1 Analysis of the past trends in population changes for the Town of Sussex revealed that the Town has been growing at a slow rate. Given the existing trend of economic slowdown, the future may not look bright, however, hoping for an economic upturn and if all potash developments go ahead with production, the population of Sussex would grow at a much faster rate than in the past. Assuming the optimistic outlook to be the future course of events, the population of Sussex would be over 5,000 by 1991. This plan is based upon a population of 5,200 people by 1991.*

2.2 The major goals of the Municipality with regard to future land use development are: orderly physical development without sacrificing the values and needs of the community. Furthermore, the following factors were taken into consideration in preparing the development concept.

1. Existing Land Use Patterns
2. Topographical Features
3. Environmental Constraints
4. Road Network

---

* See medium projections for Sussex, Table 4.6.2, in the Planning Background Study (Volume 1) to this Plan.

5. Existing Municipal Services

6. Cost of Services

2.3 Historically, the physical development of the Town has occurred in a fairly orderly manner. Therefore, this plan does not suggest drastic changes which might disrupt the existing development pattern.

2.4 Residential Land

Most of the land zoned residential in 1974 Municipal Plan is retained as residential with few exceptions. First exception is the agricultural land (i.e. the lands which are being farmed) within the Town. Such agricultural land has been identified and is designated agriculture. The idea is to preserve the agricultural land. The second exception is the land along streams within the Town. A green belt along both sides of the streams is proposed. This would protect the erosion of stream banks as well as preserve their scenic beauty. A third exception is a piece of land designated for recreational purposes. This land is located in the southern portion of the Town where a water reservoir is located -- this land is owned by the Town. A fourth exception is land held by Bethany College. In the 1974 plan, College property was zoned residential. Most of this land is now designated institutional.

There are certain lands, previously owned by the federal government and now acquired by the Town, located in the eastern part of the Town, which are added to residential zone. Most of the residential land is designated for single and two-family development. However, certain lots within this zone are designated for multiple family development. Some of the land designated as multiple family is already developed for this type of use; as is the case for single and two-family zone.

Lands included under residential zoning are more than sufficient for the future housing needs of the Town.

2.5 Industrial Land

The Town has an existing industrial park. Most of the land designated as industrial, in the industrial park area, in 1974 plan is redesignated as industrial except for one farm. All these industrial lands are located in the northern part of the Town. Any industrial operations located in other parts of the Town are not designated industrial and, therefore, are non-conforming uses. The Town is not against these existing operations. The intent of Council is to protect the Town against undesirable operations moving in these areas once the existing operations are terminated. The lands designated industrial are more than adequate for future demands for such lands.

A buffer zone is encouraged where industrial zone abutts residential, recreational and institutional zone.

2.6 Commercial Land

This plan designates three types of commercial zones. The first one is the Town core which is designated as central commercial. All central commercial is located in the central part of the Town with the exception of one property located on Main Street between Sunnyside Drive and Western Street.

The second commercial zone is highway commercial. All of this is located on Highway 121 near the western and eastern entrance of the Town.

The third commercial zone is shopping mall. This is located near the western end of the Town off Main Street. There is an existing shopping mall (Gateway Mall) on this property.

2.7 Institutional Land

Lands on which schools, hospitals, churches and graveyards are located are designated institutional in this Plan.

2.8 Recreational Land

Most of the lands designated as recreational in this plan are already being used for recreational purposes. The new area designated as recreational is located in the southern part of the Town where the water reservoir is located. This land is owned by the Town.

2.9 Agricultural Land

Council's objective is to preserve, where possible, agricultural land within the Town. It was not possible to preserve all lands with agricultural potential, therefore, it was decided to identify the active farms and designate such farms as agricultural land.

2.10 Federal Land

The lands which are under federal ownership at present were identified and designated as such.

3.0. Industrial Development

3.1 The Town of Sussex plays a significant role in the economy of surrounding rural area and communities. The industries located in the Town provide jobs not only to the residents of the Town but also to people living within 25 miles radius of the Town.

3.2 Council will make every effort, through Saint John Fundy Development Commission, to promote industrial development in the Town. The type of industries which Council would promote are medium and light industries. It is expected that when potash mines approach production schedule, the opportunities to attract industrial development would improve. Council would constantly monitor this situation and would ensure that such opportunies are fully availed.

3.3 Council has designated a large area, as per Schedule "A", for future industrial park. Council considers this area more than sufficient for future demand for industrial land.

3.4 It is Council's policy to direct all future industrial development to locate in the industrial park.

3.5 In order that industrial development is not distracting and that it does not conflict with other land uses, a buffer zone is encouraged. Such buffer zone should be well treed with perennials.

3.6 Some of the manufacturing operations in Sussex depend on agricultural products. The background study to this plan revealed that number of farms and acreage under farming is dwindling in Sussex area. This might in the long run adversely affect the manufacturing operations dependent on agricultural products. Council shall monitor this situation on continuous basis and seek assistance of provincial agencies (such as Department of Agriculture) from time to time to assess the situation.

4.0. Commercial Development

4.1 The total number of businesses in Sussex is over one hundred. Most of these businesses are located in the downtown area. The nature and type of businesses are indicative of the fact that Sussex has a diversified commercial centre. The businesses in Sussex serve not only the residents of the Town but also residents of other communities and rural areas surrounding the Town in a radius of approximately 40 km (25 miles).

4.2 Council shall make every effort to ensure effective promotion of downtown Sussex. It shall be Council's policy to improve signage on highways in order to attract people into Sussex. Council shall extend co-operation to Downtown Business Association and Chamber of Commerce in an effort to develop strategies and programs to promote businesses in Sussex.

4.3 In the Background Study to this Plan, it was established that some businessmen feel that the bus terminal should be located in the Town--hoping that more people will come into the Town. It is Council's policy to pursue this matter further.

4.4 Council is of the opinion that potash mining in the area would improve business opportunities in Sussex. Council shall monitor the situation on a continuous basis and every effort shall be made to avail the opportunities

and minimize any adverse impact of mining on businesses.

4.5 Council has zoned adequate area in this plan as commercial to meet the future need for commercial land. Three types of commercial areas are designated in this plan--central, highway and shopping mall. These areas are shown on the attached Schedule "A". The type of uses permitted in the central and highway would be the same as stated in the existing zoning by-law (adopted May 1975).

4.6 A buffer strip is encouraged on highway commercial property located on highway 121 at the western entrance of the Town. This buffer strip should be well treed with perennials.

Council feels that such a buffer strip is crucial. The property is located at the entrance of the Town. The existing use of the property and premises are not attractive which gives a visitor poor impression of the Town. A well landscaped buffer strip would have pleasant impact on a visitor.

4.7 Council is committed to improve the vitality of downtown Sussex. Programs shall be carried out to beautify the downtown by planting trees, shrubs and flowers at appropriate locations within the downtown. Council may consider to commission a study to look into traffic patterns (both pedestrian and motorized), appearance of buildings and parking facilities in the downtown area. A development

scheme would be prepared on the basis of such a study to fully revitalize the downtown. To finance the development scheme Council may consider to pass legislation under Business Improvement Act.

Council is confident that businessmen of Sussex share its goals of downtown revitalization and that there would be a joint venture (Council and businessmen) to achieve such goals.

5.0. Residential Development

5.1 Council recognizes that housing is one of the basic needs of people. Council also recognizes that it is essential to provide adequate and efficient municipal services, keeping the cost to taxpayer minimal, to residential development. Thus Council's goals are that:

(a) sufficient land is available for residential development to accommodate housing needs of existing and projected population.

(b) development takes place in an orderly and compact fashion without sacrificing the needs and values of the community.

5.2 The projected population for 1991 is 5,200 people, which is an addition of 1,262 over 1976 population. Assuming a household size of 2.9 persons, approximately 435 more residential units would be required by 1991. Council has designated sufficient land for single-family development to meet the future demand for land for such development. Lands are also designated for multiple-family development. Thus Council thinks that there would be no scarcity of land to meet the future housing needs.

5.3 Population projections stated under section 5.2 do consider the factor of in-migration which might result from potash mining. Thus Council included the probable impact of potash mining on housing market in Sussex when calculating future demand for residential land.

5.4 Council recognizes that different people have different housing needs. Thus two different types of residential zones are provided in this plan. These are: single and two-family and multiple family. These zones are shown on the attached Schedule "A".

5.5 Convenience stores and neighbourhood commercial would be permitted in the residential zone under section 39 of the Community Planning Act.

5.6 Any other uses within residential zone such as: churches, nursery schools, day care centre shall be considered by Council through rezoning only.

5.7 Home occupations may be permitted located within the house, such as doctor's office, hairdressers, craft work and such other home occupations as the Advisory Committee may permit under section 34(4)(c) of the Community Planning Act. The Zoning By-law shall regulate the floor area to be utilized, the number of employees to be engaged in the activity and the number and size of signs and parking spaces and such other standards which may be desirable. A restriction shall

be placed requiring that the principal person engaged in the activity shall be a resident of the house.

Council embraces the principle that every property owner has right to enjoy his property. Thus Council shall ensure that home occupations do not create a nuisance for residents in the neighbourhood and that it does not interfere with their enjoyment of the residential property.

5.8 The municipality, through its Subdivision By-law, shall require developers to cede eight percent of the area of proposed subdivision, exclusive of streets, intended to be publicly owned, at such a location acceptable to the municipality or in lieu of land, eight percent of the market value of the land to the municipality for public use.

5.9 (a) Mobile homes used as permanent year-round dwellings shall not be permitted in the residential area except in a mobile home park.

(b) Council shall adopt the following standards for the operation of mobile home parks in the Municipality:

(i) each mobile home park shall contain a minimum of 50 mobile home lots,

(ii) each individual mobile home lot must be serviced with municipal water and sewers,

(iii) fully serviced mobile home lots in a mobile home park shall be a minimum of 18 m X 37 m (60' X 120'),

(iv) high design standards shall be set for mobile home parks which may include requirements for dust free roads, paved parking areas, visitor parking spaces, landscaping, buffering and a children's play area.

(c) Mobile home parks shall be accepted as a permanent part of the urban scene and shall be integrated into the residential area so that their inhabitants can have access to all the facilities and services provided to residents of conventional homes.

(d) Although mobile home parks can be established in the residential area without an amendment to this Plan, the location of each park will require an amendment to the Zoning By-law. Mobile home parks will be restricted by zoning by-law to a location facing on a collector street or arterial street only.

5.10 The Background Study to this plan revealed that there are certain structures and sites within the Town which are in poor condition. Council adheres to the ideal of keeping the town beautiful and ensuring safe conditions for its inhabitants. To achieve this ideal, Council intends to strictly implement the occupancy standards for Residential Properties By-law (Occupancy Maintenance By-law) and Unsightly Premises By-law. However, Council believes that residents share Council's ideal and owners would remedy the poor condition of sites and structures

on their own.

5.11 Given the population projections of 5,200 people by 1991, it is expected that there will be increase in number of persons 65 years of age and over. According to these projections, the increase will be as follows:

Year	Number of persons 65 years and over	Change	
1976	430	-	-
1981	476	46	11%
1986	536	60	13%
1991	576	40	7%
		146	

The total increase in this age group by 1991 will be 146 people according to these projections. The Kiwanis Nursing Home is located in Sussex adjacent to Sussex Health Centre. The Home looks after elderly who need special care. The Kiwanis Nursing Home has 70 beds at present, however, there is sufficient land to expand the Home to double its capacity. Besides Kiwanis Nursing Home, there are three more senior citizen homes in the Town. All three homes combined have 74 units. Council's policy is to ensure that adequate housing is provided to the elderly residents of the Town. Council shall encourage and assist the elderly, who may be in need of housing, to utilize financial assistance which might be available

through Canada Mortgage and Housing Corporation and New Brunswick Housing Corporation.

5.12 Lot and Building Standards

All lots shall front on a public street. Lot and building standards shall remain the same as in the existing zoning by-law of the Town (adopted May 1975).

6.0 Potash Development

6.1 There are three potash mines being developed within 32 kilometres (20 miles) radius of the Town of Sussex. The Planning Background Study to this Plan provides a detailed discussion on potash mining in Sussex area. It would suffice to say here that potash mining shall have socio-economic impact on the town.

6.2 Council shares the optimism of the residents of the Town that potash mining would provide jobs and might improve the business and manufacturing opportunities in the Town. Moreover, it is expected that probable in-migration, because of mining, would generate more demand for housing. However, Council is aware that there might be more demand placed on public services in the Town. Furthermore, mining operation would exert competition for labour pool in the area which might cause hardships for employers in other economic sectors. Council is, also, aware that there could be possible bio-physical impacts.

Council's goal is that: advantages from potash mining are maximized and disadvantages are minimized. Council shall monitor the situation on a continuous basis and shall be in contact with the appropriate Provincial Departments; such as Commerce and Development, Environment, Labour and Manpower, and Agriculture; to obtain

updated information with regard to the impact of potash mining on the Town. The nature and extent of such an impact may require changes, from time to time, in the Municipal Plan and Council shall make such changes if and when required.

7.0 Green Belt

7.1 Council proposes a Green Belt along both sides of the water courses within the Town, as shown on Schedule "A". These water courses are: Kennebecasis River, Trout Creek, and Wards Creek. The minimum width of the Green Belt, on each side of the water courses would be 15 m (50 feet) along Kennebecasis River and Trout Creek (with one exception on Trout Creek where width is 7 m (25 feet) as shown on Schedule "A") and 7 m (25 ft.) along Wards Creek, measured from the water level at normal flow. The purpose of the Green Belt is to provide protection against erosion. Council shall encourage stabilization of Green Belts through sodding and planting shrubs. No future development shall be permitted on Green Belts, however, they may be used for recreational purposes.

Green Belt is also shown along Highway 1 and islands between intersection ramps of Highway 1 and Highway 121. This area is near the western boundary of the town. It is shown on Schedule "A" attached with this plan. Council shall encourage that this green belt area is properly sodded and landscaped. This area is of the main entrance of the town and it is important that it should look attractive.

8.0. Agricultural Land

8.1 Council wishes to protect the good agricultural land within the town, where possible. Some of the land with good soil for agricultural use is already built over. It would be unrealistic to prohibit development on all other agricultural land which is not yet developed. Thus, it was decided to preserve existing active farms within the town. These farms are designated as agricultural. Only farm related development shall be permitted in this zone.

9.0. Community and Institutional Facilities

9.1 Community and institutional facilities include schools, hospitals, fire and police services, public libraries and other public facilities.

Council's policy is to ensure that the residents of the Town are provided with adequate community and institutional facilities and that these facilities are located within easy access to most of the residents.

9.2 Education

Council has reviewed the educational facilities, in the Town, in the Background Study to this plan. There are three public schools in the Town: Sussex Elementary, Sussex Junior High and Sussex Regional High School. All three schools service a large rural area besides the Town. In actual fact the majority of the students in these schools originate from outside the Town.

9.2.1 It is difficult to calculate the space requirements for future educational needs, in the Town, because of high proportion of students coming from outside the Town. However, if population projections of 5,200 people by 1991 come to fruition, there would be roughly an increase of 16% over 1981 school age population. Assuming the proportion of students from the Town in all three schools remain constant in the future, a 30% increase in school population of Sussex over 1981 population can be accommodated

by 1991. Thus according to these calculations, future expansion of classroom space is not required. These calculations provide overall scenario for all educational levels (elementary, Junior High and Senior High), however, taken separately the elementary school facilities may get overcrowded. But any overflow from Sussex Elementary School can be easily accommodated in Sussex Corner Elementary School.

9.2.2 Council's policy is to support the local School Board in its efforts to encourage the Department of Education to maintain a high quality of educational services for the residents of the Town.

9.2.3 At present, some of the school facilities are used by some community groups on rental basis. Council shall encourage the school authorities to continue such a practice.

9.2.4 The Bethany Bible College is located in the Town. This College provides training for ministers and missionaries and graduates of the School are awarded B.A. and B.Sc. degrees in Christian Education. Students in this College come from New Brunswick, from other parts of Canada, from the United States and from other parts of the World. Council supports the existence of such an institution in the Town.

9.3 Police Protection

The Town has its own police force. This force consists of 10 policemen including the Police Chief. The work load for police increases during shopping hours as a substantially large number of people from surrounding rural settlements come to shop in Sussex. However, police force has been effectively handling this work load and Council considers police service satisfactory.

9.4 Fire Protection

The Town has its own fire department. The department consists of a volunteer fire chief and a deputy chief. There are 48 other volunteers. The equipment includes three tankers, 1 rescue van or salvage van, and one ladder truck.

The Town has its own water system, and fire hydrants are located throughout the Town. Council shall monitor the fire flow pressure on a continuous basis and shall ensure that adequate fire flow pressure is available throughout the Town.

The Town provides fire protection services to surrounding rural area through an agreement with the Province.

Council considers the existing fire protection services adequate.

10.0. Transportation

10.1 The long range objective regarding the transportation aspect of a Municipal Plan is to improve the spatial organization of a community and to provide residents with an easy access to their place of work, schools, shopping, parks and other activities.

10.2 Road Classification

For proper planning and maintenance of street systems, traffic engineers have developed an hierarchy or classification of streets based on functions. This classification is as follows:

(a) Arterial Street: Arterial streets are those providing through traffic movements between areas and across the community. Such streets do not provide direct access to abutting properties. Main Street within the Town is designated as an arterial road.

(b) Collector Streets: Collector streets serve subdivisions or provide for the channelling of traffic between local and arterial streets. Limited direct access to abutting properties would be provided. In allowing access, consideration would be given to traffic flow and safety. Magnolia Avenue, Leonard Drive, Maple Avenue and St. George Street are designated as collector streets.

(c) Local Streets: These streets provide direct access to abutting residential, business and institutional properties. The remainder of the streets in the Town are designated as local streets.

The streets by above classification are shown on Schedule "A" attached to this plan.

10.3 Road Design Characteristics

Each street should be designed and constructed according to its function. To assist with the differentiation of roles performed by varying street classification and to provide performance and construction standards by classification, table 10.3 is provided.

TABLE 10.3

Road Design Characteristics

	Arterial	Collector	Local
Design Speed	50-60 km. per hour (30-40 m.p.h.)	50 km. per hour (30 m.p.h.)	30-40 km. per hour (20-25 m.p.h.)
Pedestrian	Limited crosswalks	Crosswalks	Crosswalks
Property Access	Limited as required	Some - controlled	Access provided
Sidewalks	Yes: close to school and re-creation facilities	Yes: close to school and re-creational facilities	Not required
Parallel, Curb Parking	Commercial Area-controlled	One side only	One side only
Right-of-way	20 m (66 ft.)	20 m (66 ft.)	20 m (66 ft.)
Surface Width	11 m (36 ft.)	8 m (26 ft.)	8 m (26 ft.)

Source: Community Planning Branch, Town of Woodstock, Volume 1, Background Study.

10.4 Road Improvement Work

Most of the streets within the Town were found to be in fair to good condition as reported in Background Study to this Plan. Surface condition of a few of the streets was poor. Council shall rectify such problems through upkeep program of the Town.

10.5 General Parking Standards

Council shall adopt the following parking standards for the Town:

(a)	business or professional office, medical or dental clinic	1 space per every 30 sq. m (325 ft.^{2}) of gross floor area
(b)	club, lodge or place of public assembly	1 space for every 10 sq. m (100 ft.^{2}) of floor area
(c)	dwelling	1 space for each dwelling unit, plus one additional space for every two dwelling units
(d)	factory	1 space for every two employees
(e)	1. hotel/motel	1 space for every habitable unit, plus one for every two employees
	2. restaurant	1 space for every 18 sq. m (200 ft.^{2}) of public floor area
(f)	public or private school	1 space for every classroom

(g)	residential building other than hotel, motel, apartment building or dormitory	1 space for every habitable unit
(h)	retail store	1 space for every 18 sq. m (200 ft.²) of floor area used for selling
(i)	service or repair	1 space for every 25 sq. m (275 ft.²) of floor area used for providing services
(j)	shopping centre	parking area three times the ground floor of the building
(k)	billiard or pool rooms, dance hall, bowling alley	1 space for every 10 sq. m (100 ft.²) of the floor area of the building
(l)	theatre, church, undertaking establishment	1 space for every six seats
(m)	warehouse, storage yards	1 space for every 25 sq. m (275 ft.²) of storage space

10.6 Loading Standards

Council shall adopt the following loading standards for the Town.

Off-street spaces not less than nine metres (30 ft.) long, three and one-half metres (12 ft.) wide and four metres (13 ft.) high, with access thereto, shall be provided for loading for every building or structure used for any purpose involving the use of vehicles for the receipt or distribution of materials in the following numbers:

Total Floor Area	No. of Spaces
Up to and including one thousand seven hundree and twenty seven square metres (18,600 ft.^{2})	1
Over one thousand seven hundred and twenty-seven square metres and up to and including four thousand five hundred and forty-five square metres (over 18,600 ft.^{2} and up to 48, 925 ft.^{2})	2
For each additional four thousand five hundred and forty-five square metres (48,925 ft.^{2}) or major portion thereof	1

11.0. Environment

11.1 The situation with regard to groundwater quality and quantity, solid waste disposal and petroleum storage is discussed in the Background Study to this Plan. This section of the Plan also deals with air quality.

11.2 Air Quality

The chicken rendering plant and potash mining in Sussex area are the potential air polluters.

The chicken rendering plant (Sussex Concentrate Ltd.), according to the Department of Environment, has installed two condensers in an effort to reduce the release of odours to the atmosphere. If the equipment is unable to reduce odours to a permissable level, a plan is being considered to install an after burner to reduce odour levels further. Council shall encourage the Department of Environment in its efforts to apply standards which would further minimize the odours from the rendering plant.

The Pollution Control Branch of the Department of Environment is monitoring the situation with regard to potash mining. Potash Company of America is being asked to install devices to measure the potassium and chloride concentrations in refinery air emissions. The Pollution Control Branch is also instigating a

testing program to observe and record air emission effects on plant growth and soils within a radius of five miles from the refinery. Although potash refinery air emissions are not yet being released, planned testing programs will gather information on existing conditions for comparison later with air quality readings after the first plant has started operating.

Another possible pollution source is public dump located in the industrial park area. Council is actively involved in a search for a landfill area to relocate the dump and is also considering alternate means of solid waste disposal. The overall Council's policy is to encourage Federal and Provincial Environmental Agencies to apply appropriate air quality standards in order to maintain a good air quality.

11.3 Water Quality and Quantity

There are three wells in the Town. According to the Department of Environment, the quality of water is good. The combined capacity is 6,364 litres per minute (1,400 imperial gallons per minute), which is equivalent to about 9,164,160 litres per day (2 million imperial gallons per day), based on 24 hour pumping. The water quantity is adequate to support a 50% increase in demand, corresponding to a population increase from the current 4,000 people to about 6,000, and an equivalent increase in industrial demand. There are no problems anticipated as far as the adequacy of the supply is concerned.

If there is ever a need for expansion of the water supply, potential areas for additional gravel wells are identified in the Background Study to this Plan.

The major area of recharge is probably in the area above Sussex Corner, with flow towards the downtown area and the Sussex municipal wells, and beyond to unknown area of discharge.

The assumed recharge area is outside the Town limit thus the Town has no jurisdiction over it. However, Council shall encourage the Department of Environment to ensure that installation on sites, which handle and store large quantities of hazardous material like petroleum products, chemicals and salts are not permitted in the area. Moreover, Council shall encourage the Department to prohibit locating of dumps or waste disposal of any kind anywhere in the watershed of Trout Creek, Ward Creek and Parson Brook.

Furthermore, Council shall encourage the relevant provincial agencies to pursuade agriculture operators in the Trout Creek Valley above Sussex Corner to use restraint and common sense in the storage and application of fertilizers and pesticides, and in the storage of animal manure.

Council recognizes the potential contaminants, such as:

- petroleum storage facilities, including gasoline stations and privately owned large

storage tanks for fueling industrial machinery or truck fleets

- stock piles of fertilizers and pesticides
- storage facilities, storage of dangerous raw materials, products or by-products used in manufacturing and processing operations
- farms, of which there are several in or adjoining the Town, can be source of bacterial, nitrogenous, or chemical ground water contaminants
- dumps and other disposal sites, including sewage disposals, are possible contaminant sources.

In order to avoid any future water contamination problem, Council's policy is:

- to ensure that any future supply wells are located as far as possible from obvious contaminant sources. The eastern portion of the Town, closest to recharge area, has fewer contaminant sources in the upflow direction thus should be less susceptible to contamination. This may be the best area to develop additional supply, if the acquifer can be located.

- to establish a protection area of at least 200 metres radius (650 ft.) around all supply wells within which the establishment of any hazardous material storage or handling facility would be prohibited. Council shall direct all such new development to the industrial park
- to encourage operators of gasoline stations and other establishments with underground petroleum storage to adequately test all tanks and lines and to remove any tanks more than fifteen years old. If gasoline stations are anticipating moving, they shall be directed to sites in the industrial park or near the highway interchange in the west end of the Town, away from the wells and from the area of high groundwater potential. Council shall encourage that petroleum bulk storage plants are inspected carefully, and they would be asked to upgrade dyke facilities for the containment of leaked product.

11.4 Solid Waste Disposal

The Town of Sussex operates a solid waste disposal site located on Leonard Drive. Council recognizes that existing site is unsuitable because:

- the site is prime land for Industrial Park expansion. (The site is included in industrial zone in this plan as per Schedule "A".)
- it poses environmental problems as it is located close to Senior Citizen's Home, Health Centre and High School.

Council has undertaken the search to relocate the site. Various sites and alternatives have been given consideration. Council shall continue the search until a suitable location or alternate means of solid waste disposal is found.

11.5 Sanitary Sewers

11.5.1 The Town is serviced by municipal sanitary sewers. In the Background Study to this Plan certain problems were identified with regard to collection system. The old part of the Town has terracotta sewer pipes. (Pitt Street to Floral Avenue, St. George Street, Court Street on the south side of the railway track, Park Street, Nelson Street, Pleasant Avenue, Church Avenue, Peter Street and Winter Street on the south side of the tracks). The problem is that terracotta material is permeable and ground-water and storm water seeps into these pipes during spring when water table is high and flooding conditions exist. Council's policy shall be to replace these pipes where cost effective.

11.5.2 The Town has two types of treatment facilities - stabilization ponds and oxidation ditch. There are two stabilization ponds located outside the western boundary of the Town near the Kennebecasis River. These ponds are operating satisfactorily and produce an effluent which meets acceptable standards. However, the oxidation ditch located on Trout Creek flood plain area (near the northern boundary of the Town) is not operating satisfactorily. The problems are as follows:

- excess water flows into the plant, which completely overwhelms the ditch washing out the micro-organisms which treat the waste, thereby disrupting the treatment process. Recovery time is three to four weeks.
- frequent overloading of organic matter originating from various processing plants in the Town.
- the plant itself needs fairly major repair work.

Council is aware of the above problems. In order to overcome these problems, the Council shall:

1. Replace terracotta pipes with non-permeable pipes where cost effective thus minimize the infiltration. (Also see 11.5.1).

   Ensure that both storm and sanitary sewers are placed in all new residential, industrial

and commercial developments.

2. Negotiate with the industrialists to pursuade them (the industrialists) to attenuate the peaks of industrial discharges affecting oxidation ditch, through:
   (a) slow release of industrial waste water,
   (b) the use of holding tanks.
3. Consider upgrading the existing treatment system through combining the waste water treatment in one centralized facility located at the stabilization pond site.

11.6 Storm Sewers

Some parts of the Town have piped storm sewers. In the Background Study to this Plan, the following problems were identified:

- during spring storm water backs up due to flooding. As a result, catch basins do not function properly, some basements flood and water gushes out of manholes.
- as stated under section 11.5 of this Plan, the storm water infiltrates into sanitary sewers.

As above problems primarily result from flooding therefore, Council's policy shall be to establish proper flood control measures in the Town. Moreover, Council's policy to ensure

proper storm sewers in new residential, commercial and industrial (see section 11.5.2) would help reduce the aggravation of existing problems.

12.0. Implementation

12.1 A Municipal Plan is not a static document; it is a flexible plan which can be altered in the light of changing circumstances. The plan is required to be reviewed every five years and any time within the five-year period, amendments to the plan can be made.

Plan amendments become necessary when the application of a policy or standard in this plan is not in the best interests of the community as a whole. Amendments which are made to suit individual preference, which are not in the best interests of the community, make the plan a weak and ineffectual By-law.

The plan, as mentioned in section 1.0. establishes a set of policies and proposals for the orderly, social, economic and physical development of Sussex. Once adopted, this plan must next be implemented by the adoption and administering of by-laws and through public programs.

A number of by-laws require adoption and administering in order to implement the policies of this plan.

12.2 Building By-law

Council presently has a Building By-law. The intent of the By-law is to prescribe standards for building, locating or relocating, demolishing, altering, structurally altering, repairing or replacing of a building or structure. Council shall continue the enforcement of the existing Building By-law.

12.3 Subdivision By-law

Council presently has a Subdivision By-law. This By-law allows for the proper subdivision of land. The Council shall update the Subdivision By-law in light of the policies and standards established in this plan.

12.4 Zoning By-law

The municipality shall revise the Zoning By-law regulating the use of land, within the community, according to the policies set out in this plan.

All amendments to the Zoning By-law should be checked against the Schedule "A" (Future Land Use Plan) and the text of this plan for the purpose of conformity.

Upon enactment of the Zoning By-law, uses which do not conform to the Zoning By-laws' designated uses shall continue as non-conforming uses. A non-conforming use discontinues if:

(a) such a use is discontinued for a consecutive period of four months;

(b) the building or structure has been damaged to the extent of at least half of the whole exclusive of the foundation, unless the Planning Advisory Committee agrees that it should be rebuilt.

12.5 Mobile Home By-law

The municipality already has a Mobile Home By-law under section 188 of the Municipalities Act. Council shall update this By-law in light of the policies and standards established in this plan.

POOR

QUALITY

ORIGINAL